



# STATE OF CONNECTICUT

## BOARD OF TRUSTEES

### FOR THE STATE COLLEGES

P. O. Box 2008                      NEW BRITAIN, CONNECTICUT 06050  
 TEL. NEW BRITAIN: 203-229-1607      TEL. HARTFORD: 203-566-7373

#### RESOLUTION

concerning

#### EXCHANGE AND ACQUISITION OF EASEMENTS

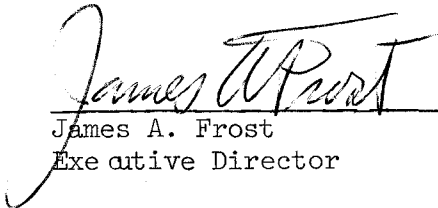
at

#### WESTERN CONNECTICUT STATE COLLEGE

July 14, 1978

- WHEREAS, In Resolution #76-100, dated October 1, 1976, the Trustees laid down a number of conditions concerning an exchange of easements related to a parking area at Western Connecticut State College, and
- WHEREAS, Mr. Robert D. Dagata, representing the Department of Administrative Services, Bureau of Public Works, wrote to Mr. James A. Frost on July 3, 1978, and enclosed a draft of easements and a quitclaim deed, and
- WHEREAS, The Trustees' Planning Committee has examined the easements and quitclaim deed and has found that they accomplish the objectives stated in Resolution #76-100, and
- WHEREAS, Mr. Dagata in his letter to Mr. Frost stated that the Department of Administrative Services and the Office of Policy and Management will make available the funds to undertake the entire project, therefore, be it
- RESOLVED, That the draft of the easements and the quitclaim deed are approved and meet the conditions stated in the second Resolved of Resolution #76-100, and be it
- RESOLVED, That the first contingency under the third Resolved which reads "funds being available to undertake the entire project including the improvements noted," has been met by Mr. Dagata's letter and that contingency is hereby removed.

A Certified True Copy:

  
 \_\_\_\_\_  
 James A. Frost  
 Executive Director

July 17, 1978

Mr. Robert Dagata  
Department of Administrative Services  
Bureau of Public Works  
State Office Building  
Hartford, CT 06115

Dear Mr. Dagata:

Enclosed is a Resolution passed by our Trustees in response to your letter to me dated July 3, 1978. We very much appreciate your effort to move this project forward.

Sincerely,

James A. Frost  
Executive Director

JAF/b  
encl.

bcc: S. Giber/Atty. General's Office

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STATE OF CONNECTICUT  
ADMINISTRATIVE SERVICES - PUBLIC WORKS

RECEIVED 3

JUL 5 1978

BOARD OF TRUSTEES  
FOR THE STATE COLLEGES

July 3, 1978

State Office Building  
Hartford, Connecticut 06115  
203-566-8307 394

C. THOMAS FOLEY  
DEPUTY COMMISSIONER

Re: Exchange of easements with Raymond  
J. Carey et al., on the southerly  
side of White Street in Danbury,  
Connecticut; Acquisition of ease-  
ments from Roy Young at the rear of  
the southerly side of White Street  
in Danbury, Connecticut  
Project: BI-RD-45

Mr. James A. Frost  
Executive Director  
Board of Trustees  
for the State Colleges  
P. O. Box 2008  
New Britain, Connecticut 06050

Dear Mr. Frost:

Enclosed herewith you will find a copy of resolution SCR #76-100 which was adopted by your Board on October 1, 1976, together with copies of the three unexecuted final documents mentioned in contingency number three of the resolution.

Kindly arrange to bring the copies of the three documents to the attention of your Board as soon as possible in order that the Board may decide whether the documents meet with its approval, and please notify me of the Board's decision forthwith.

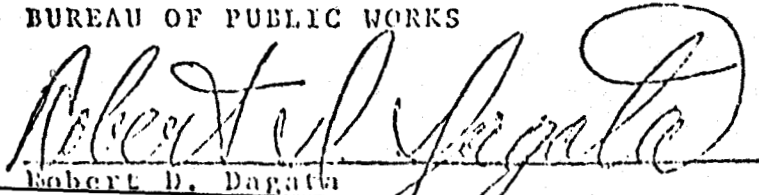
Also, kindly arrange, as soon as possible, for your Board to remove from the resolution contingency number one dealing with funding in order that we may proceed as rapidly as possible in getting the three documents approved by the Attorney General, and please also notify me promptly of the Board's decision as to this request. The Department of Administrative Services in conjunction with the Office of Policy and Management will arrange for the necessary funds to be made available to undertake the entire project including the improvements noted in the resolution.

Please contact me immediately if you have any questions in connection with this matter,

Very truly yours,

DEPARTMENT OF ADMINISTRATIVE SERVICES  
BUREAU OF PUBLIC WORKS

By:

  
Robert D. Dagata



## STATE OF CONNECTICUT

BOARD OF TRUSTEES  
FOR THE STATE COLLEGES

P. O. BOX 2008

NEW BRITAIN, CONNECTICUT 06050

TEL, NEW BRITAIN: 203-229-1607

TEL HARTFORD: 203-566-7373

## RESOLUTION

Concerning

AN EASEMENT EXCHANGE ON THE CAMPUS  
OF  
WESTERN CONNECTICUT STATE COLLEGE

October 1, 1976

- WHEREAS, Circumstances have changed since State College Resolution #74-38 passed on June 7, 1974, and
- WHEREAS, The roadway easement on the land of Western Connecticut State College on the south side of White Street, held jointly by the abutting neighbors, brings commercial trucks through a central portion of what will become a college parking area, thereby posing a danger to students, and
- WHEREAS, Such danger may be eliminated through an easement exchange that will more favorably locate the easement on college land, and
- WHEREAS, The President of Western Connecticut State College and the Department of Public Works have reviewed the matter and have determined that a new location of the easement approximately seventy-five feet to the west and its widening to twenty-five feet is in the best interests of the College and the State, therefore be it
- RESOLVED, That State College Resolution #74-38 is rescinded, and be it
- RESOLVED, That the Board of Trustees approve the following to reach agreement with the owners of the easement:
1. The relocation of the easement noted above,
  2. The granting of easements to Charles J. Stone, Jr. to the present east to west passway at the southerly portion of the State's property and to the relocated easement,

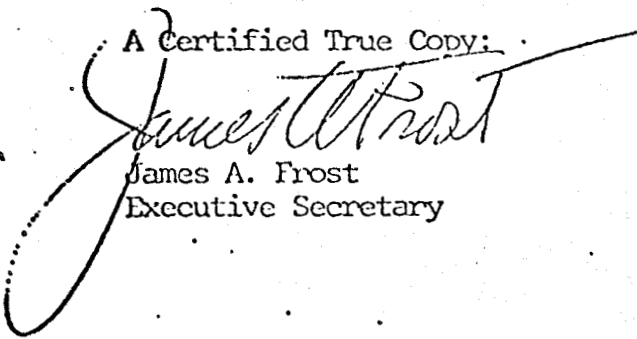
3. In connection with the property of Samuel Young -

- a. Construction of a box culvert to run approximately 50 feet in an easterly westerly direction extending on the State property and demolition of a one story wood structure, both of which are necessary to enable access to the relocated easement.
  - b. Cleanout of approximately 150 feet of the remaining portion of the culvert on the Young property enabling proper drainage from the parking lot and adjacent properties.
  - c. Obtaining temporary easements for the construction of the box culvert and the cleanout of the existing culvert noted above, and a permanent easement to use the box culvert and the existing culvert on the property of Samuel Young.
4. Forgoing the use of the relocated easement and the east to west passway by the College and the State, and be it

RESOLVED, That the approval of the Trustees shall be contingent upon:

- 1) funds being available to undertake the entire project including the improvements noted,
- 2) there being no additional costs for construction, repair, or maintenance by the College or the State beyond costs for the improvements noted and for construction as part of the present parking project, and there being no responsibility for the College to maintain, repair, snow plow, or attend to the easement in any other way,
- 3) the submission to the Board of Trustees for its approval of the final quit-claim and easement documents, and
- 4) the approval of the final documents by the Attorney General.

A Certified True Copy:

  
James A. Frost  
Executive Secretary

## EASEMENTS

Know All Men By These Presents, that I, Roy Young, individually, and that I, Roy Young, Trustee, of the Town of Danbury, County of Fairfield and State of Connecticut, for one dollar and other valuable considerations received to my full satisfaction of the State of Connecticut, do give, grant, bargain, sell and confirm unto the said State of Connecticut, its successors and assigns, a temporary right to use a certain piece or parcel of land situated in the rear of the southerly side of White Street in said Town of Danbury for the purpose of laying and constructing a concrete box culvert, approximately fifty feet in length, in, through and on said certain piece or parcel of land. Said box culvert shall have outside dimensions of approximately six feet in width and approximately five feet in height and shall have inside dimensions of approximately three and one-half feet in width and approximately three feet in height, and the top surface of said box culvert shall be approximately level with the surface of the adjoining land so as to make it possible to pass over the same on foot or by vehicle. Said temporary easement area includes all that area bounded and described as follows with the exception of the approximately 1,000-square-foot area on which there stands a masonry building:

Beginning at a point at the northwest corner of the land herein described, said point being one foot, more or less, easterly of the northwest corner of land formerly of Samuel Young, and now of Roy Young, individually, and Roy Young, Trustee, as measured along the northerly line of said land formerly of Samuel Young, and now

of Roy Young, individually, and Roy Young, Trustee, said northerly line also being the southerly line of land of the State of Connecticut;

Thence running easterly along the said northerly line of land formerly of Samuel Young, and now of Roy Young, individually, and Roy Young, Trustee, said line also being the southerly line of land of the State of Connecticut, a distance of 106 feet, more or less, to a point;

Thence running southwesterly along said land formerly of Samuel Young, and now of Roy Young, individually, and Roy Young, Trustee, along lines one foot northwesterly of, and parallel to, the southeasterly edges of a bituminous driveway, a distance of 97 feet, more or less, to a point;

Thence running westerly along said land formerly of Samuel Young, and now of Roy Young, individually, and Roy Young, Trustee, a distance of 29 feet, more or less, to a point;

Thence running northerly along said land formerly of Samuel Young, and now of Roy Young, individually, and Roy Young, Trustee, along a line one foot easterly of, and parallel to, the westerly line of said land formerly of Samuel Young, and now of Roy Young, individually, and Roy Young, Trustee, said westerly line also being the easterly line of land formerly of the City National Bank of Connecticut, Trustee, and now of Raymond J. Carey, a distance of 73 feet, more or less, to the point of beginning.

Said temporary easement has an area of approximately 4,000 square feet.

Said temporary easement area and said approximately fifty-foot



long box culvert are shown on a map entitled "Map Showing Construction Easement To State of Connecticut Through Land of Samuel Young Danbury Conn. Scale 1" = 20' June 8, 1976" and certified to be substantially correct and in accordance with Class D of the Code of the Connecticut Technical Council, Inc., by Philip W. Genovese, Conn. L. S. #2667, which map is attached hereto and made a part hereof.

Included in said temporary right to use the aforementioned described parcel is the right to enter in and upon the said parcel and to pass over the same with men and equipment and to operate equipment thereon for the said purpose of laying and constructing the approximately fifty-foot long box culvert. Also included is the further right, within said parcel, to cut trees and bushes, to excavate, and to perform any other work necessary or convenient to accomplish the aforementioned purpose.

It is understood that the State of Connecticut will demolish the existing wood frame shed shown on the aforementioned map attached hereto and will also remove the resulting demolished material from the property of the Grantor, leaving the land at the existing grade. It is also understood that the State of Connecticut will complete the entire project involving the aforementioned approximately fifty-foot long box culvert within approximately one hundred calendar days from the date of commencement of the physical work on the project, which project shall also include the appropriate grading of a related twenty-five foot wide easement area and the covering of said easement area with bituminous concrete.

The Grantor, for one dollar and other valuable considerations received to his full satisfaction of the State of Connecticut, does further give, grant, bargain, sell and confirm unto the said State of Connecticut, its successors and assigns forever, a permanent right to flow water through the aforementioned approximately fifty-foot long box culvert and through an adjoining existing culvert onto land of the Grantor adjacent to said existing culvert, a portion of said existing culvert being shown on the aforementioned map attached hereto.

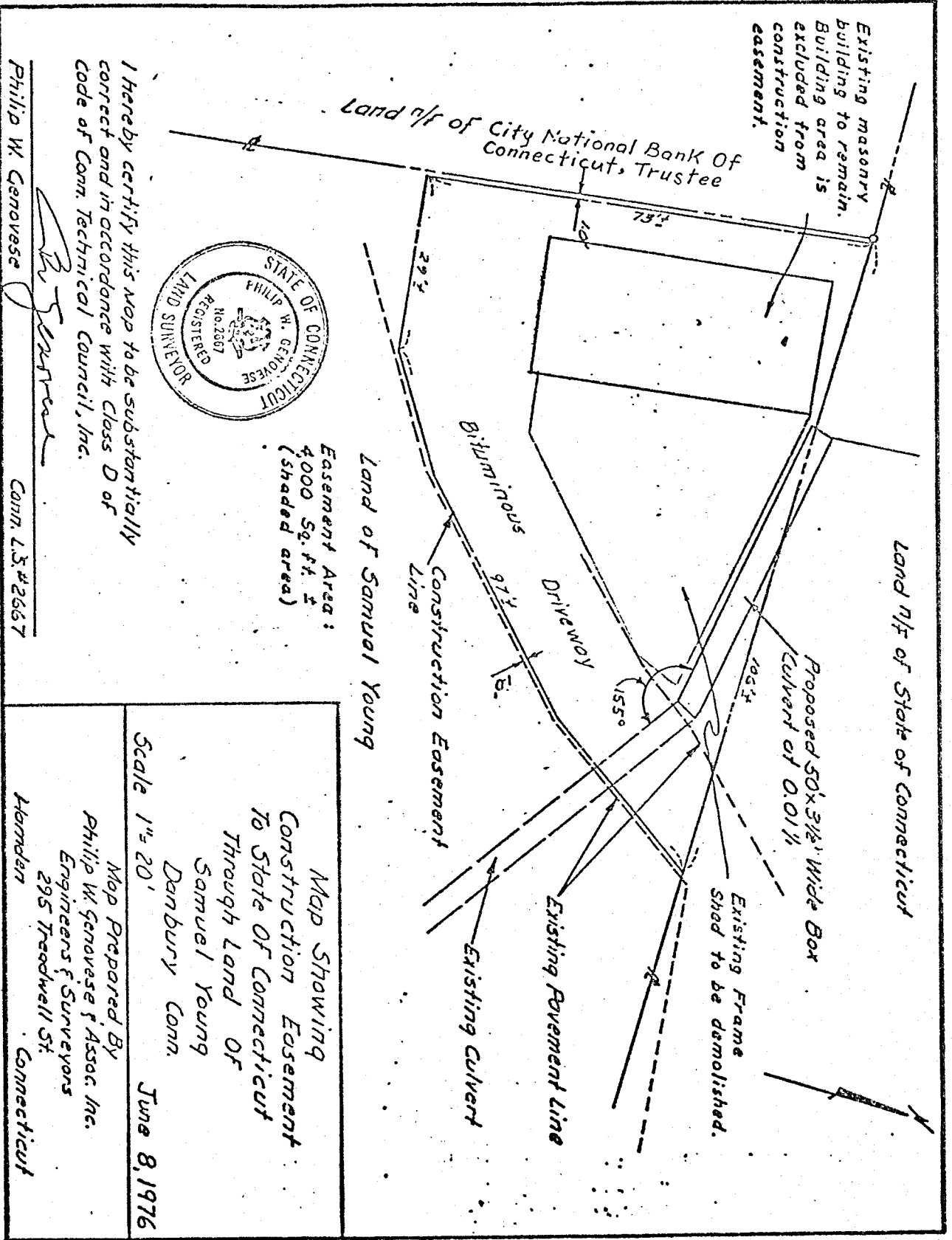
The Grantor reserves the right to himself, his heirs and assigns, to continue to use the property within which the aforesaid temporary easement has been granted and to use the aforementioned approximately fifty-foot long box culvert and the aforementioned existing culvert and his land adjacent thereto for any purposes which shall not in any way interfere with the use thereof by the State of Connecticut, its successors and assigns, in fulfilling any purposes for which the herein temporary and permanent easements are granted.

In consideration of the State of Connecticut agreeing to lay and construct the aforementioned approximately fifty-foot long box culvert, the Grantor and his heirs and assigns do hereby agree to clean out, maintain, repair and replace, whenever necessary, the aforementioned approximately fifty-foot long box culvert and the aforementioned existing culvert, with the understanding that the State of Connecticut shall first clean out said existing culvert at the time it lays and constructs said approximately fifty-foot long box culvert.

To have and to hold the above granted rights, privileges and







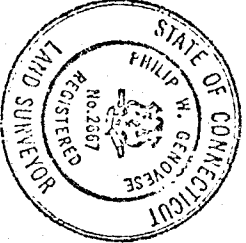
Existing masonry building to remain. Building area is excluded from construction easement.

Land 1/4 of City National Bank Of Connecticut, Trustee

Land 1/4 of State of Connecticut

Land of Samuel Young

Easement Area: 4000 Sq. Ft. ± (shaded area)



I hereby certify this map to be substantially correct and in accordance with Class D of Code of Conn. Technical Council, Inc.

Philip W. Genovese

Conn. L.S. #2667

Map Showing  
Construction Easement  
To State Of Connecticut  
Through Land Of  
Samuel Young  
Danbury Conn.

Map Prepared By  
Philip W. Genovese & Assoc. Inc.  
Engineers & Surveyors  
295 Treodwell St.  
Meriden Connecticut

Scale 1" = 20'  
June 8, 1976

QUITCLAIM DEED

Know All Men By These Presents, that we, Raymond J. Carey of the Town of Waterbury, County of New Haven and State of Connecticut, and Carol J. Daly, Gerald J. Daly, Charles J. Stone, Jr., Roy Young, individually, and Roy Young, Trustee, all of the Town of Danbury, County of Fairfield and State of Connecticut, and the Union Savings Bank of Danbury, a Connecticut banking corporation with its main office in the said Town of Danbury, for divers good causes and considerations thereunto moving, especially for the sum of one dollar (\$1.00) received to our full satisfaction of the State of Connecticut, have remised, released and forever quitclaimed, and do by these presents, justly and absolutely remise, release, and forever quitclaim unto the said State of Connecticut, its successors and assigns forever, all such right and title as we, the said grantors, have or ought to have in or to a certain piece or parcel of land situated on the southerly side of White Street in the said Town of Danbury. Said piece or parcel is more particularly bounded and described as follows:

Northerly: by the southerly line of White Street;

Easterly: by a westerly line of the property known as 192 White Street, Danbury, Connecticut, owned by the State of Connecticut and formerly owned by Stanley J. Genalski and Georgia Mae Genalski;

Southerly: by the northerly line, as extended easterly, of a 25-foot wide passway owned by the State of Connecticut and formerly owned by Arthur L. Seymour and Caradori P. Seymour;

Westerly: by the westerly line of the property known as 190 White Street, Danbury, Connecticut, owned by the State of Connecticut and formerly owned by Elsie G. Kakadelis.

To have and to hold the premises unto it, the said grantee, and to its successors and assigns forever, to the only use and behoof of the said grantee, its successors and assigns forever, so that neither we, the said grantors, nor any person or persons in our names and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

The purpose of this document is to terminate any and all interests, rights and title that Raymond J. Carey, Carol J. Daly, Gerald J. Daly, Charles J. Stone, Jr., Roy Young, individually, and Roy Young, Trustee, may have in and to the premises herein described, including, in particular, the right to pass and repass over any and all portions of the premises, and to also terminate any and all interests, rights and title that the Union Savings Bank of Danbury may have in and to the premises, and to also terminate any rights that it may have against the State of Connecticut, by virtue of a mortgage deed dated September 29, 1964, from Carol J. Ullrich, Executrix of the Estate of C. Philip Ullrich, to the Union Savings Bank of Danbury and recorded in Volume 410 at page 460 of the Land Records of the said Town of Danbury and by virtue of another mortgage deed dated May 14, 1969, from Charles J. Stone, Jr., to the Union Savings Bank of Danbury and recorded in Volume 473 at page 363 of the said Land Records of the Town of Danbury.













## EASEMENT

Know All Men By These Presents, that the State of Connecticut, acting herein by its Treasurer, Henry E. Parker, duly authorized pursuant to the provisions of Section 4-26 of the General Statutes of Connecticut, for one dollar and other valuable considerations received to its full satisfaction of Raymond J. Carey of the Town of Waterbury, County of New Haven and State of Connecticut, and Carol J. Daly, Gerald J. Daly, Charles J. Stone, Jr., Roy Young, individually, and Roy Young, Trustee, all of the Town of Danbury, County of Fairfield and State of Connecticut, does give, grant, bargain, sell and confirm unto the said Raymond J. Carey, Carol J. Daly, Gerald J. Daly, Charles J. Stone, Jr., Roy Young, individually, and Roy Young, Trustee, their heirs and assigns forever, the right to pass and repass, on foot or by vehicle, over a certain 25-foot wide piece or parcel of land, hereinafter referred to as Parcel #1, on the southerly side of White Street in the said Town of Danbury, for the purpose of gaining ingress to and egress from their properties adjacent to an existing 25-foot wide passway, which passway is owned by the State of Connecticut and is hereinafter referred to as Parcel #2. Said Parcel #1, on and over which the herein mentioned easement is being granted, is more particularly bounded and described as follows:

Beginning at an iron pin set in the southerly line of White Street at the northwest corner of the land herein described, said iron pin being 5.03 feet from an iron pin marking the northeast corner of land now or formerly of Charles J. Stone, Jr., and the

northwest corner of land of the State of Connecticut formerly of Patsy Corvino and Concetta Corvino as measured along a bearing S 89°-43'-21" E along said southerly line of White Street;

Thence running S 89°-43'-21" E along said southerly line of White Street, a distance of 25.15 feet to an iron pin set at the northeast corner of the land herein described;

Thence running S 05°-57'-45" E along land of the State of Connecticut formerly of said Patsy Corvino and Concetta Corvino, a distance of 199.29 feet to an iron pin set at the southeast corner of the land herein described;

Thence running N 89°-59'-00" W along the northerly line of Parcel #2 owned by the State of Connecticut, a distance of 25.14 feet to an iron pin set at the southwest corner of the land herein described;

Thence running N 5°-57'-45" W along the first-mentioned land of the State of Connecticut formerly of Patsy Corvino and Concetta Corvino, a distance of 199.41 feet to the said iron pin at the place of beginning.

Said easement area, comprising 4,983.8 square feet, is shown on a map entitled "COMPOSITE MAP SHOWING ABANDONED 15' PASSWAY and NEW 25' PASSWAY LAND OF STATE OF CONNECTICUT WHITE ST. DANBURY, CONNECTICUT SCALE 1" = 30' APRIL 15, 1976," certified to be substantially correct and in accordance with Class A-2 of the Code of the Connecticut Technical Council, Inc., by Philip W. Genovese, Conn. L.S. #2667, which map is attached hereto and made a part hereof.

The State of Connecticut will appropriately grade said easement area and will also cover said easement area with bituminous concrete.

It is hereby understood, as part consideration for the granting of the herein described easement, that the State of Connecticut shall be relieved of any responsibility to maintain, repair, snow plow, or in any other way attend to said Parcel #1 and said Parcel #2, and in connection therewith the State of Connecticut will not pass and repass, by vehicle, over said Parcel #1 and said Parcel #2.

The State of Connecticut, further acting herein by its said Treasurer, Henry E. Parker, duly authorized pursuant to the provisions of said Section 4-26 of the General Statutes of Connecticut, for one dollar and other valuable considerations received to its full satisfaction of Charles J. Stone, Jr., does give, grant, bargain, sell and confirm unto the said Charles J. Stone, Jr., and his heirs and assigns forever, the right to pass and repass, on foot or by vehicle, over the aforementioned Parcel #2 for the purpose of gaining ingress to and egress from his aforementioned property adjacent to said Parcel #2. Said right to pass and repass is granted subject to any and all encumbrances on said Parcel #2. Said Parcel #2, which is approximately 285 feet in length, is bounded and described as follows:

Northerly: by land now or formerly of Carol J. Daly and Gerald J. Daly, by land now or formerly of Charles J. Stone, Jr., by land of the State of Connecticut formerly of Patsy Corvino and

Concetta Corvino, by land of the State of Connecticut formerly of Elsie G. Kakadelis, by the northerly portion of land of the State of Connecticut formerly of Arthur L. Seymour and Caradori P. Seymour, the southerly line of said northerly portion being a continuation in a straight line in an easterly direction of the southerly line of the aforementioned land of the State of Connecticut formerly of Elsie G. Kakadelis;

Easterly: by land of the State of Connecticut formerly of Stanley J. Genalski and Georgia Mae Genalski;

Southerly: by land now or formerly of Roy Young, individually, and Roy Young, Trustee, and by land now or formerly of Raymond J. Carey;

Westerly: by land now or formerly of Marguerite E. Genovese. To have and to hold the above granted rights, privileges and authority unto the said Raymond J. Carey, Carol J. Daly, Gerald J. Daly, Charles J. Stone, Jr., Roy Young, individually, and Roy Young, Trustee, and their heirs and assigns forever, to their own proper use and behoof.

In witness whereof, the State of Connecticut, acting herein by its said Treasurer, Henry E. Parker, duly authorized, has hereunto set its hand and seal this        day of        , 1978.

Signed, sealed and delivered  
in the presence of

\_\_\_\_\_  
State of Connecticut

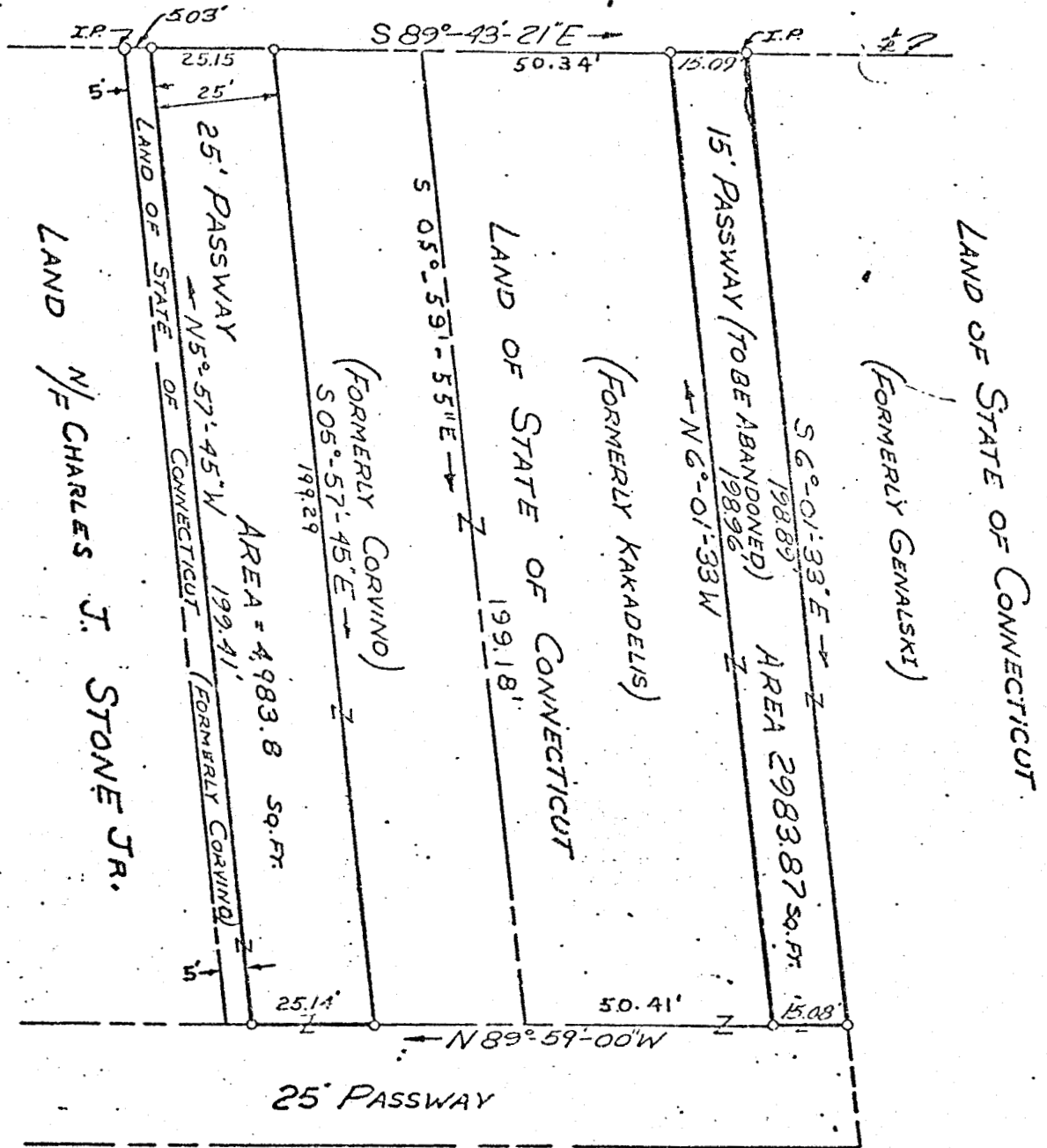
by \_\_\_\_\_  
Henry E. Parker  
Its Treasurer, duly authorized







# WHITE STREET



I hereby certify this map to be substantially correct and in accordance with Class A-2 of Code of Comp. Technical Council, Inc.

*Philip W. Genovese*  
 Philip W. Genovese Conn. L.S. # 2667

MAP PREPARED BY  
 PHILIP W. GENOVESE & ASSOC. INC.  
 ENGINEERS & SURVEYORS



COMPOSITE MAP SHOWING  
 ABANDONED 15' PASSWAY  
 and  
 NEW 25' PASSWAY  
 LAND OF  
 STATE OF CONNECTICUT  
 WHITE ST.  
 DANBURY, CONNECTICUT  
 SCALE 1" = 30'      APRIL 15, 1976

STATE OF CONNECTICUT  
ADMINISTRATIVE SERVICES - PUBLIC WORKS

July 20, 1978

State Office Building  
Hartford, Connecticut 06115  
203-566-8800 x7394

*Handwritten: Kennedy, Trace, JCF, 3/24/78*

C. THOMAS FOLEY  
DEPUTY COMMISSIONER

Re: Exchange of easements with Raymond J. Carey et al., on the southerly side of White Street in Danbury, Connecticut; Acquisition of easements from Roy Young at the rear of the southerly side of White Street in Danbury, Connecticut  
Project: BI-RD-30A (also listed at times as Project BI-RD-45 and Project BI-RD-485)

Dr. Carl Robinson  
Vice-President for Administrative Affairs  
Western Connecticut State College  
181 White Street  
Danbury, Connecticut 06810

Dear Dr. Robinson:

In connection with the construction of the proposed parking lot at Western Connecticut State College, enclosed herewith, for your records, you will find copies of the following three required documents:

1. An easements document dated June 29, 1978, from Roy Young, individually, and Roy Young, Trustee, to the State of Connecticut;
2. A quitclaim deed dated June 29, 1978, from Raymond J. Carey et al., to the State of Connecticut;
3. An easement document dated July 3, 1978, from the State of Connecticut to Raymond J. Carey et al.

The documents went into effect today, July 20, 1978, and they were recorded today in the Danbury Land Records.

RECEIVED

JUL 25 1978

BOARD OF TRUSTEES  
FOR THE STATE COLLEGES

Dr. Carl Robinson  
July 20, 1978  
Page 2

If there is any further information that you require in connection with this matter, please do not hesitate to contact me.

Very truly yours,

DEPARTMENT OF ADMINISTRATIVE SERVICES  
BUREAU OF PUBLIC WORKS

By:

Robert D. Dagata, Assistant Chief  
Contract Section

RDD/bb

Enclosures

cc: File

Milton Case with copies of documents  
Raymond Johns  
Johan Koiva with copies of documents  
Francis Weiszer with copies of documents  
Arvid Kulits  
Dennis Keefe  
Raymond Riggott with copies of documents  
James B. Holmes (2) with copies of documents  
Charles Pastorello " "  
State Properties Review Board " "  
J. Edward Caldwell with copies of documents  
James A. Frost ✓  
John W. Deegan  
Robert M. Bersi  
Roy Young  
Sanford Dean Kaufman, Esq.